

# TANYARD SPRINGS HOMEOWNERS ASSOCIATION

## 2021 ANNUAL MEETING NOTICE

May 11, 2021

Dear Tanyard Springs HOA Homeowner(s):

In accordance with Article 3, Section 3.2 of the Bylaws of the Tanyard Springs Homeowners Association, Inc. (“Association”), you are hereby notified that the Annual Meeting for the Tanyard Springs Homeowners Association will be held on June 8, 2021 beginning at 7:00 p.m. Due to the pandemic, the meeting will be held virtually. Homeowners may join the meeting using the following link which will be posted on FrontSteps along with the draft 2020 Annual Meeting minutes: <https://global.gotomeeting.com/join/773032117>

The primary purpose of the meeting is to elect four (4) homeowners to the Board of Directors, each for a two-year term. We are using the same ElectionBuddy online election system to tabulate our votes using a simple tally method. The four (4) candidates with the highest number of votes will win the election. All candidates will be listed on the ballot in alphabetical order by last name in accordance with the HOA Bylaw requirements. If you have any election questions, please email ElectionBuddy Support at [tanyardsprings@electionbuddy.com](mailto:tanyardsprings@electionbuddy.com).

Attached are seven (7) nomination applications that were submitted by the April 30, 2021 deadline. The candidates are: Jessica Arseneault, Kelly Bradford, David Gurulé, Chris Loyko, Eugene Powell, Alyssa Shirk, and Thomas Trower. All seven (7) candidate statements are enclosed for your review and will be posted on FrontSteps. Nominations may also be made from the floor at the Meeting. All nominated candidates, other than any candidates nominated from the floor, may receive votes by the use of proxy ballots. Proxy ballots can also be used to vote for “write in” candidates. All nominated candidates, including those nominated from the floor, may receive votes by members present at the Meeting, by voting online using ElectionBuddy, up until 11:59 p.m. on June 8, 2021.

The Association documents mandate that a quorum be reached prior to calling the meeting to order. Quorum is reached when fifteen percent (15%) of the total number of members in good standing of the Association are present, in person or by proxy. If we do not have quorum present on June 8, 2021, it will be necessary to reconvene the meeting on Thursday, June 24, 2021 at 7:00 p.m. at the additional expense of the Association. At that time, the members present, virtually or by proxy, will be considered to constitute a quorum pursuant to Subsection 5-206 of the Corporations and Associations Article of the Annotated Code of Maryland.

As stated above, if you are unable to attend the meeting, you may attend by proxy. Using the enclosed proxy form, you may designate a proxy to attend the Meeting in your place. You may designate this proxy to attend for quorum purposes only, to vote as you direct on the proxy form, or to vote at his/her discretion on any business that comes before the Meeting, including the election of directors. If you submit a proxy, you may revoke it by attending the Meeting and voting online via ElectionBuddy, or submitting a written notice of revocation prior to the Meeting. Only one (1) proxy may be submitted for each home.

If you opted-in for electronic notification, you will be sent an email from ElectionBuddy inviting you to cast your vote. If not, you will receive a postcard in the mail providing voting instructions by phone or computer along with your personal access key that you must use for voting. We encourage all homeowners to participate in the election process!

Sincerely,

*Shireen Ambush*, PCAM, CPM  
Property Manager and Agent for Tanyard Springs HOA  
Abaris Realty, Inc.

***\*The Association’s Governing Documents provide that the Association may suspend an Owner’s voting rights and right to use the HOA Common Area, including the Clubhouse and Community Pool, for any period during which any Assessment remains unpaid.***



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## CANDIDATE STATEMENTS

Below, in 250 words or less, each candidate has prepared a statement as to why they feel they would be a good fit on the Tanyard Springs Board of Directors and how they wish to best serve the community. Please review them as you cast your votes.

### JESSICA ARSENEAULT

A lot of you know me now by my blue hair and typically cheery disposition even when someone is ripping me apart behind their computer. I've been on the board for two years now, and while I didn't intend to run again, I don't necessarily like leaving unfinished work behind. I'm currently in the process of working on the drainage issues throughout the community, getting the pool revamped and refurnished with low maintenance, sturdy equipment, trying to work with the county on various parking issues, and a whole litany of other topics.

Most days being on the board sucks because people who are happy to complain aren't willing to step up and help me and my coworkers / fellow board members. People also make up atrocious lies and regularly drag my, and the other board member's, names through the mud online. It can be pretty rough. Then there are days where people reach out to me and pat me on the back for putting on a brave face and donating my time to work for the betterment of the community. Those are the best days and I hope for more going forward if I'm voted on to continue working on the projects we have in progress. If not, it has been an absolute pleasure serving Tanyard Springs and I look forward to helping future boards succeed however possible.

### KELLY BRADFORD

Hello, my name is Kelly Bradford, and I have been a resident of the Tanyard Springs Community since 2016 with my daughter, Morgan, and a Baltimore-area resident my entire life. I currently work for a local hospital facility, and have been with this fantastic organization for over 20 years, currently as a Lead Financial Access Representative, with a certification in Healthcare Access.

Although I have never been involved as a Board member for a neighborhood association, I have really enjoyed my time here in TS and have met many wonderful neighbors. I have seen the many positive changes the Board has accomplished over these last few years and I hope to use my experience and skills to continue improvements, and work as a team to accomplish the most that we can, to better our community. There have been a few minor bumps in the road with transitions from previous Boards, but overall, I feel our Board has done a great job with being mostly newer members themselves. They have overseen many accomplishments and upgrades for our neighborhood recently. It would be an honor to work alongside any current and returning members, learn from their experience, expertise, and knowledge, and continue to make positive changes for our community in the future.

I feel that I am fairly knowledgeable with community happenings, and I am very interested in continuing to further this knowledge with important specifics and resolutions, to help our neighborhood grow and prosper. I look forward to seeing what we as a community can accomplish "together". Thank you.

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## CANDIDATE STATEMENTS (CONTINUED)

### DAVID GURULÉ

It has been a pleasure serving the community these past three years both as the Communications Committee member of one and as a board member. This is a great community filled with wonderful people who are all deserving of the commitment the board has made to promote excellence in the community. I am proud to serve as a member of that board.

When I first joined the Communications Committee of One three years ago, board minutes were rarely posted online, meetings were not held online, and homeowners were forced to take off work to review the community's financial statements as well as contracts with vendors and other community documents. All of that, and more, are now online.

When I first joined the board, it was not difficult to see the dysfunction in the operation of the association. Management regularly failed to respond to homeowner inquiries, property maintenance was inadequate, pet stations were greatly neglected, contracts were incomplete (regularly failing to include warranties), contractors were not overseen (resulting in thousands of dollars in waste of community resources), an all but useless patrol service, costing the community over \$50K annually was in place, duplicate payments were made by our previous management company to vendors, and HOA dues were being raised without adequate justification. All of these issues, and more, have been my priority over these past two years, and they have come to an end. Together with our new management company we have created greater efficiency in all aspects of association operations while our dues have remained the same.

One of the many large items I am still working on is the 50% savings in community rain taxes with the county. It was serendipitous when I came across this county program which had not previously been explored as a possible means of tax savings by management. This program may very well provide significant savings to the community in the future and it is imperative that we see this effort through to the end.

My commitment to the excellence and integrity of my fellow board members as well as our management company and the vendors that serve the community, has not, and will not end, while I am on the board. I have appreciated the opportunity to serve you as a board member and would like to continue serving you in that role.

### CHRISTOPHER LOYKO

I have lived in this community since 2019 and in early 2020, I joined the Design Review Committee (DRC) at the request of two board members to help fill a needed gap. I dedicated many hours proposing updates to the very outdated Design Review Guidelines, which should hopefully be formalized within the next 60 days. Prior to moving to Maryland, I also was an active member of my previous HOA, volunteering for about two years, and a member of the architectural committee.

With over 15 years of management experience, I have written numerous policies, SOPs, as well as having created and managed multi-million-dollar budgets. I have no issue engaging in discussion, debate, and working with the board and our management company to find the best, most cost effective path forward to keep and maintain a well-balanced budget while reducing cost when practical for the community. I also have extensive experience building upon and developing new relationships with partners over the years. I understand the value of creating a partnership alongside gaining and establishing trust and respect between all parties involved.

If I am elected to the board, I would like to address furthering information and understanding on the inspections process while ensuring uniformed assessments. I would also like to develop a more complete understanding of how funds are being allocated in the budget and focus on the update and conditioning of our community amenities and investigate additional lighting around the community on some of the more remote pathways.

I greatly enjoy living here and I would like to work to make sure the rest of my neighbors are as well.

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## CANDIDATE STATEMENTS (CONTINUED)

### EUGENE POWELL

I have been a Senior Leader for the Department of Defense for the past 12yrs. During that time I have managed/led numerous boards, committees, and projects from a local level or higher. As the President of a Non-Profit Org, I am comfortable with engaging local and community leaders as well as elected officials to understand decisions that may impact our neighborhood.

As a resident I have fought for transparency and accountability of the current Board and if elected, I will work with the Management Company and others to provide the needed transparency to the community to ensure everyone understands why and how decisions are being made. Prioritizing resident inputs/feedback will be a priority I advocate for to ensure the Board represents the needs and desires of the community rather than a few. Finally, I will work with the management company and fellow board members to be more accessible and approachable to encourage feedback and buy in from all residents to ensure our bylaws reflect the community today.

### ALYSSA SHIRK

My name is Alyssa Shirk. My husband and I bought our home in 2017 and have been very active with the HOA ever since, attending meetings and even was part of the committee who worked with the Fire Department to get some of the no parking signs removed. I spent 7 years in the Army as a Military Police officer (Traffic Section) and am now working as a 911 Dispatcher. I know how much time being a board member will require, and thankfully with my job, I have 15 days off a month which gives me more time and availability than a normal 9-5 type job. I have watched and listened to the previous boards we have had, and instead of improving with each new board, we seem to only of gone downhill. Amenities have been removed, board communication is even more of a joke now than it was in 2018, as well as many other issues that have been taken to Maryland State Attorney General putting the entire community at risk. It's high time for a major change, and I am hoping to be one of the people to help get that change started in the right direction this time. But I cannot do this alone, no board could do this alone, we as a community need to work together as one unit.

### THOMAS TROWER

I am a 16-year active duty Air Force master sergeant and now teach mass communications courses to U.S. and international students at the Defense Information School on Fort Meade. My wife, Erin, my four kids and myself moved to Tanyard Springs in November 2018 and will be assigned to this special duty at least summer of 2023.

Over the past 10 years, I have led numerous small and large organizations. In Iraq, I ran a charity orchestrating international donations for Iraqi children, and as an Air Force First Sergeant here, I helped hundreds of struggling service members cope with life challenges and increase their quality of life. In 2018, I worded for the Air Force nuclear weapon headquarters and balanced, tracked and administered multi-million dollar budgets for equipment and contracts.

We love the community, but always wish to help it grow and improve. Establishing communication between the Board and homeowners is a difficult, but necessary, endeavor that I think we always need to advance. I would like to help bridge that gap using my background as a way to translate Board decisions and background into terms that homeowners can appreciate so they see that not everything happens in a bubble. I think there is also a huge lack of ability, and sometimes desire, for homeowners to contribute to Board decisions and problem solving. Communication is my passion, and I would like to use that passion to help rebuild the community relationships of Tanyard Springs.